Meadows at Morris Farm
Minutes of the Board of Directors' Meeting
Teleconference Meeting Hosted by SFMC
December 10, 2020

BOARD MEMBERS PRESENT:
- Dana Alexy, President
- Leon Davidson, Vice President
- Kim Sullins, Treasurer
- Tim Kirkpatrick, Secretary
- Sunny Son, Member At Large

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:
- Tracey Schaefer, Community Manager, SFMC
- Darnell Robertson, Community Manager, SFMC
- Jennifer DelVecchio, Recording Secretary
- Jennifer Oister
- Christi Jones

I. CALL TO ORDER: Ms. Alexy called the December 10, 2020 Meadows at Morris Farm Board of Directors' Meeting to order at 7:03 p.m.

II. ROLL CALL/VERIFICATION OF QUORUM: Roll call was taken and the presence of a quorum was established. Due to the guidelines provided by the attorney, all decisions and motions made by the Board during this teleconference, must be unanimous. This decision follows the community's governing documents for email decisions and votes.

III. APPROVAL OF AGENDA: Ms. Sullins requested that two topics be added to the agenda; a topic regarding holiday lights being cut and a topic for neighborhood vehicle break-ins.

MOTION was made by Ms. Sullins and seconded by Mr. Kirkpatrick, to amend the Agenda to include a topic addressing holiday lights being cut and neighborhood car break-ins. The motion passed (5-0-0).

IV. APPROVAL OF MINUTES:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to approve the minutes for the November 12, 2020, and December 3, 2020 minutes as presented. The motion passed (5-0-0).

VI. RESIDENT OPEN FORUM: Resident expressed concern regarding the two topics that were added to the agenda. Ms. Alexy informed her that these items were going to be discussed later in the meeting.

VII. FINANCIAL MANAGEMENT: Ms. Sullins had reviewed the financials for November. There were no issues for discussion at this time.

2021 Reserve Study: Preliminary discussions for the Reserve Study are ongoing. Dates for meeting with the company doing the Reserve Study will be determined in the next couple of weeks.

VIII. COMMITTEE REPORTS:

A. Activities Committee: Ms. Alexy noted that another drive-in movie night has been scheduled.

B. Pool Committee: Ms. Sullins advised that both architects have submitted proposals. The proposals were not received in time for in-depth discussion at this meeting. The 2021 pool season was briefly discussed. A meeting for more detailed discussions regarding the 2021 pool season will be scheduled for the January/February timeframe.

C. Grounds Committee: The wreaths are up at the entrances to the community. Ms. Sullins mentioned that the landscaping master design is still in process. HLS will provide a plan next week and an independent architect will also provide a plan. The architect needs a site plan before completing the landscape plan. Details for the Little Free Library are still being defined.

IX. UNFINISHED BUSINESS:

A. Pool Fence Proposals: Three proposals have been received for replacing the pool fence. KPS was the contractor used for fixing the fence recently when it fell over. The new proposals are for replacing the fence in its entirety. Ms. Sullins suggested we table this issue until Long Fence could be contacted as an additional provider. She suggested that Long Fence provide a quote for not only the pool fence but the Storm Water Management fence as well. Ms. Alexy noted that the existing fence is steel which is much more expensive than aluminum. She also commented that the existing fence design has been discontinued. The Board decided to table this issue to the next Board meeting.

B. 2020 Design Guidelines Update: Ms. Alexy reviewed the progress so far. Once it is at a point where it can be shared with the Board for review and edit she will do that. Funding has been set aside for dissemination to each resident when the document is complete.

X. NEW BUSINESS:

A. Vehicle Break-Ins: Ms. Alexy commented on the rash of vehicle break-ins to vehicles in our community as well as surrounding communities. The info was received via social media websites. Neighborhood Watch was discussed as an option. A No Trespass Program is available from Prince William County. An on-line application can be filled out and submitted. Ms. Alexy and Mr. Robertson will follow through on this application. Additionally, an email blast will be sent out to residents to be advised of this activity in the neighborhood. Prince William County also has a program where off-duty officers patrol the neighborhood on a scheduled basis. The Board will also reach out to neighboring communities to see if a collective approach is possible.

B. Sign Inspection: The number of signs posted in yards has become an issue. Now that the election is over there will be a sign inspection in January, after the holidays. Notices will be sent out and a violations review conducted if necessary.

C. High Priority Tree Removal: HLS has submitted a proposal to remove 21 trees that are in a high priority status. The majority are in wooded areas and will be felled and left to rot. HLS has stated that several tress will be felled and all debris removed. The proposals range in price from $12,600 to $14,186. The Board will look at the designated trees within the next few days and make a decision on which trees need to be removed immediately.

XI. EXECUTIVE SESSION:

MOTION was made by Ms. Alexy and seconded by Ms. Sullins, to adjourn into Executive Session at 9:03 p.m.. The motion passed (5-0-0).

XII. RECONVENE: The Board withdrew from Executive Session and reconvened at 9:19 p.m.

MOTION was made by Ms. Alexy and seconded by Ms. Sun, to advise 42408 Sharpshinned Drive that if corrective action is not taken within 14 days, fines will be levied at $10 per day until violations are corrected. The motion passed (5-0-0).

MOTION was made by Ms. Alexy and seconded by Mr. Davidson, to not waive late fees for Account #______________ The motion passed (5-0-0).

XIII. ADJOURNMENT: Meeting was adjourned by unanimous consent at 9:21 p.m.